Town and County of Nantucket
Select Board • County Commissioners

Brooke Mohr, Chair
Thomas M. Dixon
Matt Fee
Dawn E. Hill Holdgate
Malcolm W. MacNab

16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE
SELECT BOARD
JULY 17, 2024 - 5:30 PM
PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD
AND REMOTE PARTICIPATION VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS
****AMENDED JULY 13, 2024****
****AMENDED JULY 16, 2024****

YOU TUBE LINK FOR VIEWING ONLY:
https://youtube.com/live/ke5wpB_tEZQ

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:
https://us06web.zoom.us/webinar/register/WN_FgP-U8baROSjcZOjNtjeqw

I. CALL TO ORDER

II. SELECT BOARD ACCEPTANCE OF AGENDA

III. ANNOUNCEMENTS

1. The Select Board Meeting is Being Audio/Video Recorded.

2. Recognition of Retiring Police Officer Suzanne Gale with 32 Years of Service with the Town of Nantucket.

3. www.nantucket-ma.gov/vesselstrike
The Devastating Impact that NOAA'S Proposed Speed Limit Will have on the Economy and the People of Nantucket - Take Action Today!
We Need All Residents and Visitors to Contact Nantucket Island's Federal Delegation to Request Exemption for Nantucket Sound. Use the Template at https://nantucket-ma.gov/3114/NOAA-North-Atlantic-Right-Whale-Vessel-S to Write to Your Representatives. Personalize it with Your Own Comments and Experiences to Make an Even Greater Impact.

4. 2024 Committee Vacancies – Round 2: Capital Program Committee; Council for Human Services; Council on Aging; Cultural Council; Nantucket Historical Commission; Real Estate Assessment Committee; Town of Nantucket Scholarship Committee.

5. Select Board Announcements/Comments.

IV. FOLLOW-UP ON COMMENTS FROM PRIOR SELECT BOARD MEETINGS

*V. PUBLIC COMMENT**

*VI. NEW BUSINESS**

1. Update on Vineyard Wind I Blade Failure and Clean Up Status (Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting).

VII. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS

1. Approval of Minutes of July 8, 2024 at 11:00 AM; July 10, 2024 at 5:30 PM; July 11, 2024 at 9:00 AM.

2. Approval of Treasury Warrants for July 17, 2024.

VIII. CITIZEN/DEPARTMENTAL/COMMITTEE REQUESTS/REPORTS

1. Request For Letter of Support for Seasonal Communities Designation and to Authorize Select Board Chair to Sign.

IX. PUBLIC HEARINGS

1. Nantucket Sewer Commission: Public Hearing to Consider Amendments to Nantucket Town Sewer District Pursuant to Section 10 of the Nantucket Sewer Act Regarding Articles 13, 14 and 15 of the September 17, 2024 Special Town Meeting.

X. TOWN MANAGER'S REPORT

1. Select Board Strategic Plan Update: Housing Focus Area.

XI. SELECT BOARD'S REPORTS/COMMENT

1. Committee Reports.

XII. ADJOURNMENT

**Identified on Agenda Protocol Sheet*

AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts (herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

Select Board
2024 Committee Vacancy Appointments Timeline
Round 2
As of 7/2/2024

July 2 – Advertise committee vacancies on Town's website

July 10, July 17 and July 24 – Committee vacancies to be added to Select Board agendas as announcement

July 11 and July 18 – Advertise committee vacancies in the Inky

July 26 at 12:00 PM – Deadline for submitting applications for the following committee vacancies:

- Capital Program Committee – one seat, term expires 2027
- Council for Human Services – one seat, term expires 2027
- Council on Aging - one seat, term expires 2026
- Council on Aging - one seat, term expires 2027
- Cultural Council – one seat, term expires 2026
- Cultural Council – one seat, term expires 2027
- Nantucket Historical Commission – two seats, terms expire 2027
- Real Estate Assessment Committee – one seat, term expires 2026 *(Real Estate Professional)*
- Real Estate Assessment Committee – one seat, term expires 2027 *(Resident At-Large)*
- Town of Nantucket Scholarship Committee – three seats, terms expire 2027

August 7 and August 21 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

September 11 – Meeting for applicants to introduce themselves and review their applications; committee appointments made.

NOTICE OF COMMITTEE VACANCIES

The Select Board is accepting applications for committee vacancy appointments. Interested individuals may obtain a "Committee Interest Form" from the Town of Nantucket's website. Completed applications can be mailed to Town Administration, 16 Broad Street, Nantucket, MA 02554 or emailed to emooney@nantucket-ma.gov. Information on the responsibilities of the various committees may also be obtained from the Town's website. **All appointments will be made by the Select Board at its August 21, 2024 meeting.**

Applications for **all** committee vacancies must be submitted by **12:00 PM** on **Monday, July 22, 2024.**

Capital Program Committee	1 seat	Term Ends 2027
Council for Human Services	1 seat	Term Ends 2027
Council on Aging	1 seat	Term Ends 2026
Council on Aging	1 seat	Term Ends 2027
Cultural Council^	1 seat	Term Ends 2026
Cultural Council^	1 seat	Term Ends 2027
Nantucket Historical Commission	2 seats	Terms End 2027
Real Estate Assessment Committee *(Real Estate Professional)*	1 seat	Term Ends 2026
Real Estate Assessment Committee *(Resident At-Large)*	1 seat	Term Ends 2027
Town of Nantucket Scholarship Committee	3 seats	Terms End 2027

^ Pursuant to the Massachusetts Cultural Council's Local Cultural Council Program Guidelines, "The term of membership for a council member is three years; members can serve a maximum of two consecutive terms, or a total of six years, unless the appointing authority removes a member before the expiration of a term. Members must remain off the council for a one-year interval before serving additional terms."

July 24 and August 7, 2024 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

August 21, 2024 – Meeting for the applicants who applied for committee vacancies to introduce themselves and review their applications; committee appointments made.

From:	Town Manager
To:	Libby Gibson
Cc:	Erika Mooney
Subject:	FW: Offshore wind and today"s environmental nightmare
Date:	Tuesday, July 16, 2024 3:00:22 PM

We have a couple of emails similar to this one that have come in this afternoon. Copying Erika in case they should be included in any future packet, etc.

Katie Cabral
Town Administration
Town of Nantucket
508.228.7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: TIMOTHY BRIDGES <1bridges1@comcast.net>
Sent: Tuesday, July 16, 2024 2:17 PM
To: Brooke Mohr <bmohr@nantucket-ma.gov>; Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; Matt Fee <mfee@nantucket-ma.gov>; Malcolm MacNab <mmacnab@nantucket-ma.gov>; senator@warren.senate.gov; Thomas Dixon <tdixon@nantucket-ma.gov>; dylan.fernandes@mahouse.gov; julian.cyr@masenate.gov; senator@markey.senate.gov; Town Manager <townmanager@nantucket-ma.gov>
Subject: Offshore wind and today's environmental nightmare

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Representatives -

What a sad day for Nantucket and the state of Massachusetts. Today we see the inevitable consequences of the hasty and misguided installation of offshore wind turbines off the South Coast of Nantucket. The failure and disintegration of just one of the turbine blades has littered the waters and coastline with dangerous debris that is not only unsightly, but will have environmental ramifications that can't be solved with a quick cleanup. The particulates from this debris will be ingested by marine life and create a hazard for those swimming and walking on Nantucket's once pristine beaches for the foreseeable future.

While other coastal communities have fought hard to stop or at least delay these offshore wind projects until important issues are addressed and questions answered,

Nantucket decided to approve a “Good Neighbor” agreement in a closed door session, as opposed to a Town meeting. This was a mistake with grave consequences. The time is now, not to double down on a bad decision, but to use the many ways that Vineyard Wind has violated the terms of the agreement (well documented in the news) to assert that the agreement has been repeatedly breached and is rescinded. The Town should be leading the effort now to protect the rights of the residents and Nantucket’s environment and economy and to stop further development. Today we see the fallout from one blade failing for unknown causes; imagine the exponential destructive impact of multiple blades failing and crumbling in the ocean.

I call upon the Town of Nantucket and State officials to rescind the Good Neighbor Agreement and to seek an immediate injunction from any further installation of offshore turbines until the there is a better understanding of the cause and devastating consequences of larger scale failures, such as we are seeing today. Once is once too many. It must not be allowed to happen again, and it will unless you act now

Thank you for your immediate attention to this crisis.

Tim Bridges
Ishmael Road, Nantucket

From: Town Manager
To: Libby Gibson
Cc: Erika Mooney
Subject: FW: The Town of Nantucket needs to take action immediately to halt the construction of offshore wind turbines
Date: Tuesday, July 16, 2024 3:05:29 PM

Town Administration Staff
On behalf of Town Manager
Town of Nantucket
16 Broad Street
Nantucket, MA 02554
508-228-7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

From: Rosemary McCready <rosemarymccready@gmail.com>
Sent: Tuesday, July 16, 2024 2:10 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Cc: Rick McCready <rick.mccready@me.com>
Subject: The Town of Nantucket needs to take action immediately to halt the construction of offshore wind turbines

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Gibson,

This email is a follow up to a phone call I just made to your office regarding the contamination of the south shore beaches today from the broken wind turbine blade.

As you know, the Harbormaster has issued an emergency closing of all of the south shore beaches today for safety concerns from the toxic fiberglass debris.

I am contacting you as a longtime homeowner on Nantucket and a person who has loved this island for over 35 years.

Our home is on Hummock Pond Road near Cisco Beach. We walk the beach at least twice every day and swim in the ocean there.

When we walked the beach today, it was littered with fiberglass debris from the broken turbine blade. This material poses a serious threat to marine life, human life, bird and wildlife and the environment.

Prior to the Harbormaster's beach closures we observed children swimming in the water and playing on the beach with fiberglass debris scattered nearby.

The Town of Nantucket must act immediately to seek injunctive relief and halt the construction of any further offshore wind turbines. This is beyond the scope of the "Good Neighbor Agreement ". This is new incontrovertible evidence of the dangerous impact to the health and safety of all residents.

I request that the Town call an emergency meeting of the Selectmen today and authorize the Town Counsel to hire experienced municipal litigation counsel to seek a Temporary Restraining Order to halt construction of the offshore wind turbines.

I highly recommend the Marzulla law firm based in Washington DC. Roger and Nancie Marzulla have been closely following our situation on Nantucket. They successfully represented the town of Cape May, New Jersey in their opposition to the installation of offshore wind turbines in that location.

The phone number to reach Marzulla Law firm is 202-822-6760. They are very well versed in this field and will respond quickly.

My husband Rick McCready and I are both lawyers and we have great respect for the Marzulla's and their successful track record in this area.

The harm to this island is irreparable and the Town must act swiftly to prevent further damage.

I have also contacted Governor Healey's office, Attorney General Andrea Campbell's office, Senators Markey and Warren, and Congressman Keating to seek their help.

Please feel free to call me if you want to discuss this further. My cell phone is 781-223-0253.

Many friends and homeowners in our Hummock Pond neighborhood association and the Cisco Neighborhood Association are deeply concerned about this dangerous situation. We need to take action.

Thank you for your support,
Rosemary McCready

Rosemary McCready
Senior Vice President | COMPASS
781-223-0253
WSJ | REAL Trends "Best Agents in America"
compass.com/agents/rosemary-mccready

From: Town Manager
To: Libby Gibson
Cc: Erika Mooney
Subject: FW: South shore beaches
Date: Tuesday, July 16, 2024 3:05:57 PM

Town Administration Staff
On behalf of Town Manager
Town of Nantucket
16 Broad Street
Nantucket, MA 02554
508-228-7255

This electronic message and any attached files contain information from the Town of Nantucket that may be privileged and/or confidential. The information is intended for the recipient named above, and use by any other person is not authorized. If you are not the intended recipient, any disclosure, distribution, copying, or use of this information is strictly prohibited. If you have received this message in error, please notify the sender by e-mail immediately. Also, please be advised that the Secretary of State's office has determined that most e-mails sent to and from municipal officials are considered to be public records and consequently may be subject to public disclosure.

-----Original Message-----
From: Kristin. Bidwell <kbidwell@icloud.com>
Sent: Tuesday, July 16, 2024 2:02 PM
To: Town Manager <townmanager@nantucket-ma.gov>
Subject: South shore beaches

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I hope the town takes the Vineyard Winds to task and renegotiates its agreement.

This is unacceptable.

From: Bruce Mandel
To: Erika Mooney
Cc: Vallorie Oliver; Mary Chalke
Subject: FW: Blade failure debris - protective measures
Date: Wednesday, July 17, 2024 2:58:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Erika – I should have sent this earlier. Sorry for the late message. Can you please put a copy of this email in each Select Person's packet and into the record for the meeting this afternoon. I also sent it to each member of the select board this morning. Thanks,

Bruce Mandel

Sent from Mail for Windows

From: Bruce Mandel
Sent: Wednesday, July 17, 2024 8:23 AM
To: dhillholdgate@nantucket-ma.gov
Subject: FW: Blade failure debris - protective measures

Dawn – apologies – I sent the email below to a mis-typed address. So sorry.

Bruce

Sent from Mail for Windows

From: Bruce Mandel
Sent: Wednesday, July 17, 2024 8:18 AM
To: mfee@nantucket-ma.gov; Brooke Mohr; tdixon@nantucket-ma.gov; mmacnab@nantucket-ma.gov; dhillloldgate@nantucket-ma.gov

Subject: Blade failure debris - protective measures

Dear Matt, Brooke, Tom, Malcomb and Dawn

There is a recent Nantucket Current article about the collection of wind turbine blade debris from our south facing beaches. Please refer to the photos presented therein. You will note that the lifeguards and other citizen workers who are collecting the debris ought to be protected by using safety items such as gloves, protective clothing and the most protective masks. Fiberglass shards are sharp. The smallest fibers can be inhaled.

The blade failed on Saturday. Vineyard Wind's monitoring equipment knew about it immediately since each turbine is supposedly monitored. Why did it take a few days to mobilize protective measures?

It is our hope that none of the collected debris ends up in our landfill or stored at any island transfer facility.

Costs for worker/volunteer efforts, fuel for vehicles used, heavy equipment and the like ought to be promptly reimbursed to the Town by Vineyard Wind rather than having to wait for insurance payments.

Blade failure like this is not uncommon. A similar recent failure of a similar blade in Europe is an example. Blade damage is one of the costliest aspects for wind turbine developers and owners.

Equipment and procedures need to be in place for rapid deployment for the safety of Nantucket citizens and visitors – not just for a turbine blade failure like this one, but also for the containment of the thousands of gallons of oil and other petroleum products in each turbine nacelle that could leak into our nearby ocean waters and be quickly carried to our beaches.

It's clear to us all now that the ocean currents and tidal flows carry debris from the turbine lease area directly to Nantucket, something we asked our negotiating team to address during the Good Neighbor Agreement discussions.

There are almost 4,000 gallons of petroleum products in each turbine nacelle as well as in the support stations. (Examples are hydraulic oil, gear oil, dielectric fluid, diesel fuel, propylene glycol, ethylene glycol and there are hundreds of pounds of sulpher hexafluoride). These thousands of gallons of petroleum products could leak into the ocean and quickly make its way to Nantucket, carried by the same currents and tides that brought us this blade failure debris.

There are procedures and readily available equipment used for containment of oil and fuel spills. We have those on Nantucket for small deployment and containment, for example, of single vessel spills.

We had also suggested there be containment vessels and equipment in each turbine nacelle to capture any leaking petroleum products. This suggestion was ignored as was our concerns about the deployment of the aircraft lighting delay system that was apparently not installed.

It's a good time for the Select Board to take direct action to protect our shores, citizens and visitors from turbine related accidents like this blade failure. This is too serious to be assigned to others, or to the developers or to a pro-turbine team. We need a pro-Nantucket team on this issue. This is not about green energy. It's about Nantucket. Critical thinking time. We can do this.

Bruce Mandel

Sent from Mail for Windows

Representative James Arciero
State House, Room 146
Boston, MA 02133
James.Arciero@mahouse.gov
(617) 722-2575

Representative Aaron Michlewitz
State House, Room 243
Boston, MA 02133
Aaron.M.Michlewitz@mahouse.gov
(617) 722-2990

Representative David DeCoste
State House, Room 443
Boston, MA 02133
David.DeCoste@mahouse.gov
(617) 722-2460

Senator William Brownsberger
State House, Room 319
Boston, MA 02133
William.Brownsberger@masenate.gov
(617) 722-1280

Senator Lydia Edwards
State House, Room 413-C
Boston, MA 02133
Lydia.Edwards@masenate.gov
(617) 722-1634

Senator Peter Durant
State House, Room 413-A
Boston, MA 02133
peter.durant@masenate.gov
(617) 722-1540

July 16, 2024

Honorable Members of the Affordable Homes Joint Conference Committee,

We write to you from Martha's Vineyard and Nantucket with strong support for the line item 7004-0097 in section 2A and the Seasonal Communities provisions of section 8 of S.2850, *An Act relative to the affordable homes act.*

Median home prices on the Islands are the highest in the Commonwealth, with Martha's Vineyard at $1.4 million, and Nantucket at $3.5 million, fueling a housing crisis for our year-round communities that threatens public safety, municipal infrastructure, healthcare, education, our economy, and our future. S2850 would automatically designate the Islands as Seasonal Communities, and provide the toolkit we need to capture, preserve and produce year-round housing at a wide range of income levels to stabilize housing in our geographically isolated communities.

The dramatic increase in home prices here is a direct result of a seasonal housing market: of second and even third or fourth homes, and investment properties driving up the cost of housing far beyond what year-round residents can afford. Meeting these intense market forces with effective long-term solutions requires robust and specific tools:

The seasonal community housing innovation program, funded via line item in section 2A of S.2850, establishes a **$50 million bond authorization** to fund the development and redevelopment of attainable and affordable housing in seasonal communities.

S.2850 creates an Office of Livable Communities and Community Services and a Seasonal Communities Advisory Council to provide guidance and assistance to seasonal communities. The creation of these bodies recognizes that the volunteer governments and existing staff in our small rural towns may not have the expertise to act upon the new tools necessary to advance solutions.

S.2850 also sets forth a number of policies and programs available for implementation in seasonal communities: these are the critically needed tools already proven effective in Colorado and California ski towns to create and secure year-round housing in high-priced, isolated rural resort regions:

- Acquire year-round housing occupancy restrictions to build a middle-income year-round housing market.
- Acquire and develop housing units specifically intended for public sector employees. The Senate language would allow for federal low-income tax credit dollars – a critical revenue source - to be used in funding public employee housing in seasonal communities.
- Expend funds on biannual comprehensive housing needs assessments.
- Establish a year-round housing trust, either individually or with other seasonal communities, to provide for the creation and preservation of affordable and attainable housing in seasonal communities for the benefit of year-round residents.
- S2850 establishes a state definition for “year-round housing” as units occupied for at least ten months per year and establishes a definition of “attainable housing” as housing that is affordable for year-round residents.

Our Island municipal governments, public safety agencies, school districts, business communities, real estate professionals, healthcare professionals and ordinary citizens, along with our colleagues and fellow community members on Cape Cod have provided testimony in hearing after hearing this session on the desperate and growing need in this region. **We implore you to maintain the Seasonal Communities provisions in S2850 in the final version of the Affordable Homes Act.**

Respectfully,

Brooke Mohr
Chair, Nantucket Select Board
Town of Nantucket

TOWN OF NANTUCKET

Criteria Checklist for Proposed Expansion of the Sewer District

Checklist Preamble:

The purpose of this checklist is to implement the policy that access to centralized wastewater treatment systems should be evaluated based on objective criteria. The following principles support that policy:

1. The use of wastewater treatment facilities should be optimized to support environmental and public health goals, while also maintaining the traditional appearance of Nantucket's neighborhoods.

2. Private property development and use is managed through zoning, rather than access to public water and centralized wastewater treatment.

3. The following criteria will be used to evaluate applications to expand the sewer districts:

    - Is adequate WWTF capacity available?
    - Do on-site (septic) systems perform well and fit in the neighborhood?
    - Does the application comply with Master Planning and Zoning?
    - Is the proposed expansion a valuable addition to the existing sewer system?
    - Is the proposed expansion adequately funded?

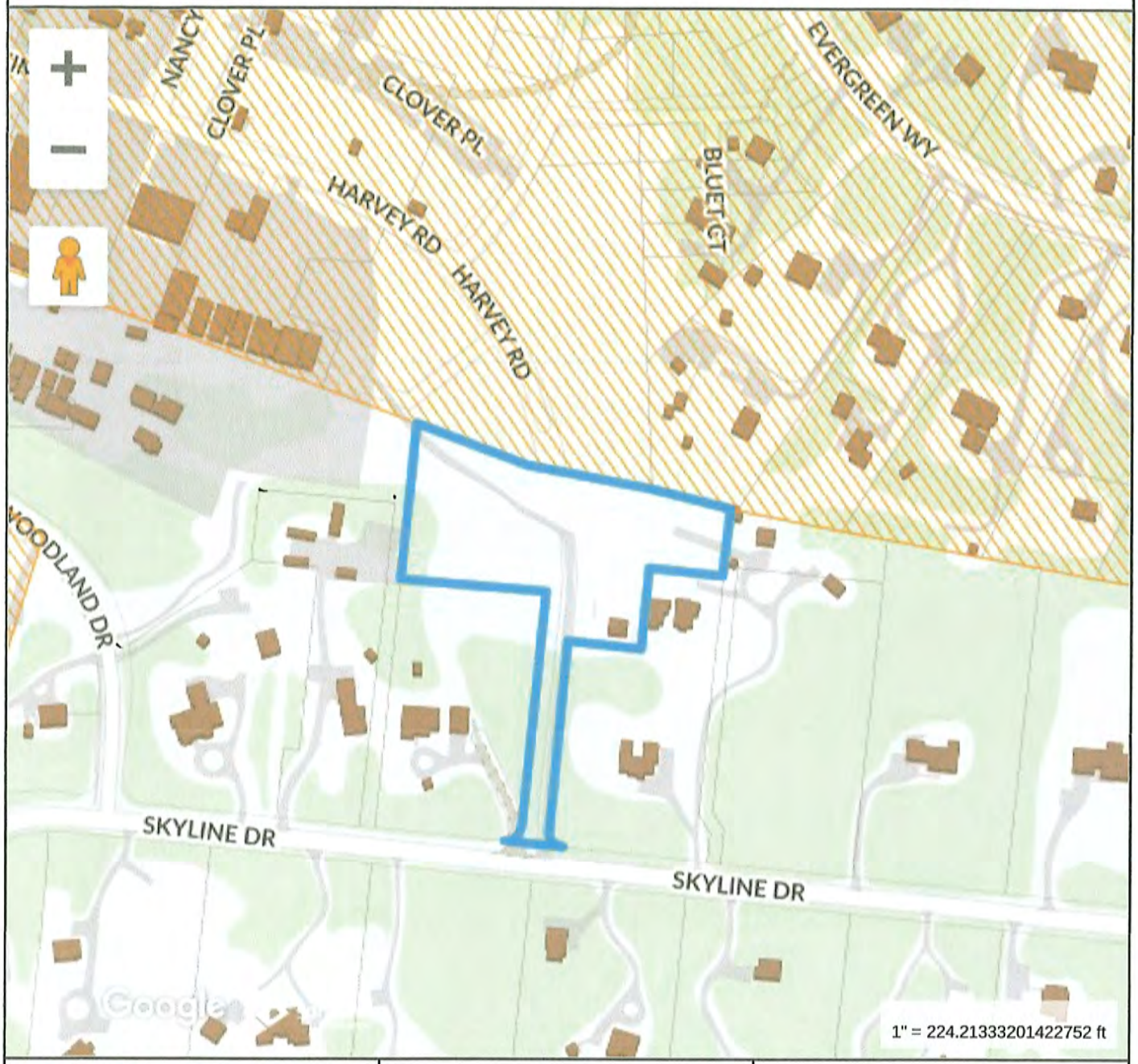
ARTICLE 13
(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 44 Skyline Drive)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Core Sewer District) of the code of the town of Nantucket by adding the following property, currently outside of the district. All as shown on the attached map.

Or to take any other action related thereto.

Map	Lot	Number	Street
79	990	44	Skyline Drive

(Stephen Maury, et al)



Property Information

Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CHECKLIST

CRITERIA TO EVALUATE NON-NEEDS AREA PROPERTIES FOR ENTRY INTO THE SEWER DISTRICT

Property Address to be added to the Sewer District: **Special Town Meeting 2024 ARTICLE 13**
(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Change – (44 Skyline Dr.)

1. **Capacity**:

❍ Yes ⊗ No Is there adequate capacity in the sewer system pipes/pump stations, etc.?
This property is NOT within a listed needs area as shown in the 2004 and 2014 CWMP. (When the Richmond project was constructed it was not designed with the capacity for any properties outside of the project boundaries)
❍ Yes ⊗ No Is there adequate capacity in the WWTP?
This property was not calculated in any future flows in the CWMP's

2. **Septic System Criteria**:

❍ Yes ⊗ No Is the system hydraulically failed according to the Local Board of Health Regulations?
❍ Yes ● No Is the system technically failed according to the Local Board of Health Regulations?
❍ Yes ⊗ No A septic system conforming to Local Board of Health Regulations cannot be installed on the property? (Correct = yes)
❍ Yes ⊗ No Are soil structure/ground water elevations problematic?
❍ Yes ⊗ No Is the existing or proposed septic system within 100 feet of a resource area?
❍ Yes ⊗ No Is an alternative septic system is required?

3. **Zoning and Land Use**:

❍ Yes ⊗ No Does the property comply with the 2009 Master Plan?
❍ Yes ● No Is this an affordable housing project under Chapter 40B or 40R?
❍ Yes ⊗ No Is the Lot size less than 40,000 sq ft?
⊗ Yes ❍ No Is the property within one of the following Overlay districts: Well head, Nantucket Harbor, Town, Madaket Harbor, Hummock Pond watershed (Miacomet watershed may be added after pond study) **Parcel is within the zone II WHPZ**

4. **Sewer system**:

● Yes ❍ No Is the property location contiguous to the existing sewer district?
❍ Yes ⊗ No Does the number of properties which would be served by the extension exceed 5?
❍ Yes ⊗ No Does this sewer extension have potential for future extension of the sewer collection system?

5. Financial:

❍ Yes ❍ No Is the sewer being extended to the Town's specifications? **UNK No plans provided**
❍ Yes ❍ No Will the proponent be providing alternative public access to the public sewer such as through easements or the construction of pump stations or mains sized for additional connections? **UNK**

TOTAL YES Answers (must equal or exceed 9 for a positive recommendation):___2____

This Parcel does not meet the 9 required for a positive recommendation this same parcel was not approved at a prior ATM 22 Article 74.

DCG-NSD- Review 07-09-24

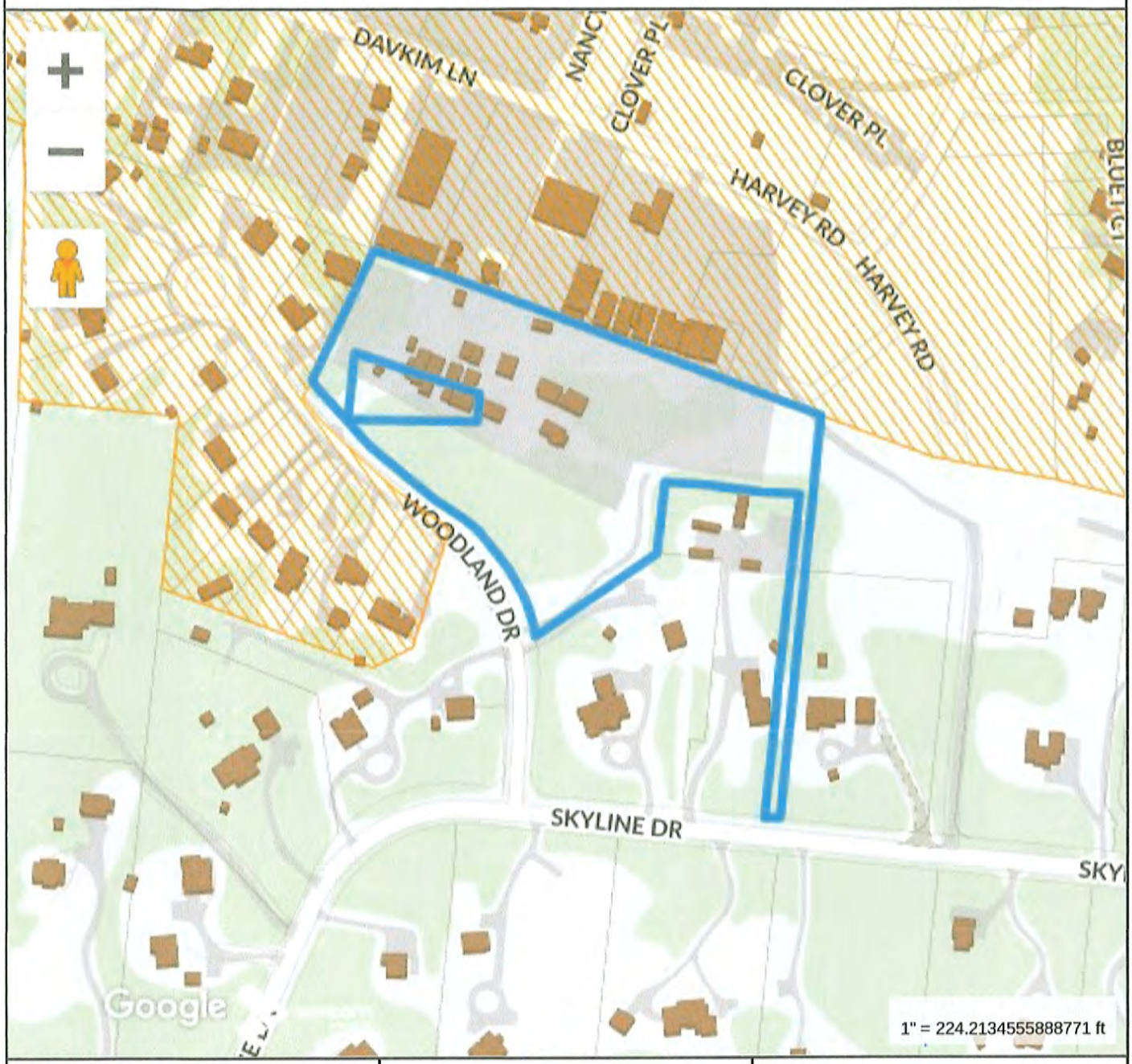
ARTICLE 14
(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 13 and 13A Woodland Drive)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Core Sewer District) of the code of the town of Nantucket by adding the following properties, currently outside of the district. All as shown on the attached map.

Or to take any other action related thereto.

Map	Lot	Number	Street
79	208	13	Woodland Drive
79	8	13A	Woodland Drive

(Stephen Maury, et al)



Property Information

Property ID	7450
Location	13 WOODLAND DR
Owner	GLOWACKI WALTER J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOWN OF NANTUCKET

Criteria Checklist for Proposed Expansion of the Sewer District

ARTICLE 14

(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 13 and 13A Woodland Drive)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), Section 41-3A (Siasconset Sewer District) of the code of the town of Nantucket by adding the following properties, currently outside of the district. All as shown on the attached map.

Map	Lot	Number	Street
79	208	13	Woodland Drive
79	8	13A	Woodland Drive

Or to take any other action related thereto.

(Stephen Maury, et al)

CHECKLIST

CRITERIA TO EVALUATE NON-NEEDS AREA PROPERTIES FOR ENTRY INTO THE SEWER DISTRICT

Property Address to be added to the Sewer District

ARTICLE 14

(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 13 and 13A Woodland Drive)

Yes, No ● there is **NOT** adequate capacity in the sewer system pipes/pump stations, etc.?

The proposed project is NOT within any listed needs area as proposed in the 2004 and 2014 CWMP's. This is a large subdivision proposed that would impact the Southvalley Naushop pump station with flows that were not calculated in the pump station upgrades which has already been awarded to a contractor for this coming construction season. This newly proposed area would need to be looked at to see if the privately installed sewers within the Richmond Development has capacity. The Surfside facility is also undergoing final designs for an upgrade that does NOT include flows from outside listed needs areas.

DCG_____, John Hedden J.H., Megan Trudel_____

Yes No Is their adequate capacity in the WWTP?

This area was NOT calculated in 2004 nor the 2014 CWMP flows and listed needs Areas. This area is NOT within a needs area.

1. Septic System Criteria:

○ Yes ● No Is the system hydraulically failed according to the Local Board of Health Regulations?
○ Yes ● No Is the system technically failed according to the Local Board of Health Regulations?
○ Yes ● No A septic system conforming to Local Board of Health Regulations cannot be installed on the property? (Correct = yes)
○ Yes ● No Are soil structure/ground water elevations problematic?
● Yes ● No Is the existing or proposed septic system within 100 feet of a resource area?
○ Yes ● No Is an alternative septic system is required?

2. Zoning and Land Use:

Yes ○ No Does the property comply with the 2009 Master Plan?
○ Yes ● No Is this an affordable housing project under Chapter 40B or 40R?
○ Yes ● No Is the Lot size less than 40,000 sq ft?
○ Yes ● No Is the property within one of the following Overlay districts: Well head, Nantucket Harbor, Town, Madaket Harbor, Hummock Pond watershed (Miacomet watershed may be added after pond study)

3. Sewer system:

● Yes ○ No Is the property location contiguous to the existing sewer district?
●Yes ○ No Does the number of properties which would be served by the extension exceed 5?
●Yes ○ No Does this sewer extension have potential for future extension of the sewer collection system?

4. Financial:

● Yes ○ No Is the sewer being extended to the Town's specifications?
● Yes ○ No Will the proponent be providing alternative public access to the public sewer such as through easements or the construction of pump stations or mains sized for additional connections?

TOTAL YES Answers (must equal or exceed 9 for a positive recommendation): ~~5~~ 6

These parcels did Not meet the 9 required for a positive recommendation. And are NOT within any listed needs areas of the 2004 and 2014 CWMP's. Will have impacts to ongoing projects. Parcels are adjacent to existing sewer districts.

DCG_____, John Hedden J.H. , Megan Trudel_____

ARTICLE 15
(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 42 Monohansett Road)

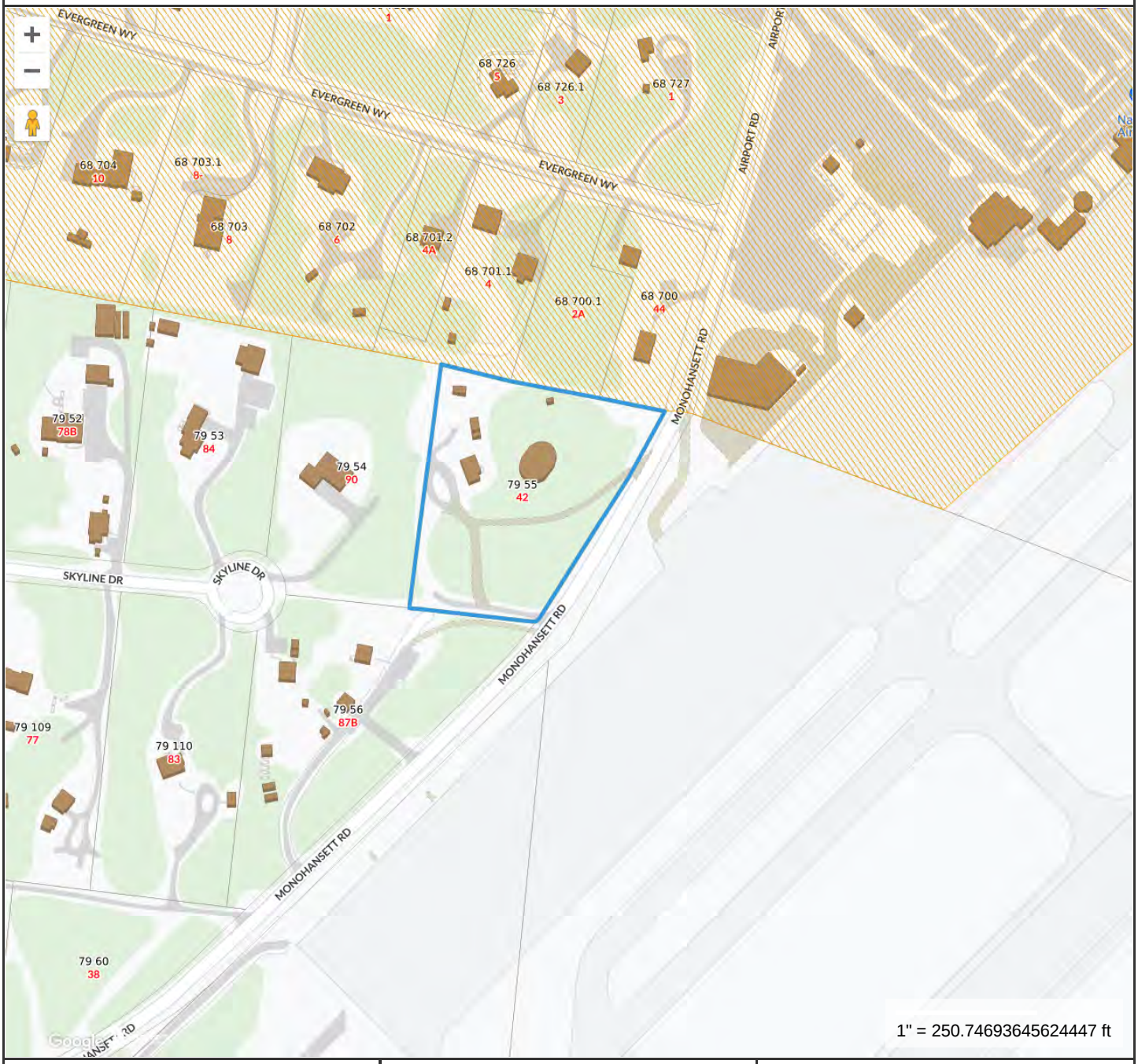
To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcel to the Town Sewer District:

Map	Lot	Number	Street
79	55	42	Monohansett Road

All as shown on a map entitled "2024 Annual Town Meeting Warrant Article ___" dated _____ and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Gillian Bloise, et al)



Property Information

Property ID	7341
Location	42 MONOHANSETT RD
Owner	BLOISE GARFIELD D & GILLIAN K

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

TOWN OF NANTUCKET

Criteria Checklist for ARTICLE 15

(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change - 42 Monohansett Road)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcel to the Town Sewer District:

Map	Lot	Number	Street
79	55	42	Monohansett Road

CHECKLIST

CRITERIA TO EVALUATE NON-NEEDS AREA PROPERTIES FOR ENTRY INTO THE SEWER DISTRICT

Property Address to be added to the Sewer District
ARTICLE 15
(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Change – 14 Monohanaset Rd

Yes, No Is there is adequate capacity in the sewer system pipes/pump stations, etc.?

The proposed project is NOT within any listed needs area as proposed in the 2004 and 2014 CWMP's. This is a large parcel with, and institutional Church proposed that would flow to the Airport Pump Station and Southvalley Naushop pump station with flows that were not calculated in the pump station upgrades which has already been awarded to a contractor for this coming construction season. The Surfside facility is also undergoing final designs for an upgrade that does NOT include flows from outside listed needs areas.

Yes No Is their adequate capacity in the WWTP?

This area was NOT calculated in 2004 nor the 2014 CWMP flows and listed needs Areas. This area is NOT within a needs area.

1. **Septic System Criteria:**

DCG_____, John Hedden_____ J.H. ____, Megan Trudel_____

○ Yes ● No Is the system hydraulically failed according to the Local Board of Health Regulations?
○ Yes ● No Is the system technically failed according to the Local Board of Health Regulations?
○ Yes ● No A septic system conforming to Local Board of Health Regulations cannot be installed on the property? (Correct = yes)
○ Yes ● No Are soil structure/ground water elevations problematic?
○ Yes ● No Is the existing or proposed septic system within 100 feet of a resource area?
○ Yes ● No Is an alternative septic system is required?

2. **Zoning and Land Use:**

Yes ○ No Does the property comply with the 2009 Master Plan?
○ Yes ● No Is this an affordable housing project under Chapter 40B or 40R?
○ Yes ● No Is the Lot size less than 40,000 sq ft?
○ Yes ● No Is the property within one of the following Overlay districts: Well head, Nantucket Harbor, Town, Madaket Harbor, Hummock Pond watershed (Miacomet watershed may be added after pond study)

3. **Sewer system:**

● Yes ○ No Is the property location contiguous to the existing sewer district?
Yes XX No Does the number of properties which would be served by the extension exceed 5?
●Yes ○ No Does this sewer extension have potential for future extension of the sewer collection system?

4. **Financial:**

● Yes ○ No Is the sewer being extended to the Town's specifications?
● Yes ○ No Will the proponent be providing alternative public access to the public sewer such as through easements or the construction of pump stations or mains sized for additional connections?
TOTAL YES Answers (must equal or exceed 9 for a positive recommendation): ___4____

These parcels did Not meet the 9 required for a positive recommendation. And are NOT within any listed needs areas of the 2004 and 2014 CWMP's. HOWEVER the checklist was designed for residential properties and NOT specific to industrial or commercial projects Will have impacts to ongoing projects. Parcels are adjacent to existing sewer districts.

We would need more information on the full build out potential for this large parcel.

DCG_____, John Hedden J.H., Megan Trudel_____

Erika Davidson Mooney
60 Skyline Drive
Nantucket, MA 02554
mooney.erika@gmail.com

July 12, 2024

Select Board/Board of Sewer Commissioners
Attn: Brooke Mohr, Chair
16 Broad Street
Nantucket, MA 02554

Re: July 17 Town Sewer District Map Change Public Hearing Re: Citizen Warrant Articles 13 and 14 of September 17, 2024 Special Town Meeting

Dear Chair Mohr and Select Board Members:

I am the property owner of 60 Skyline Drive. The amendments to the Town Sewer District Map proposed in Articles 13 and 14 would greatly impact the Skyline Drive/Woodland Drive neighborhoods and the area residents' quality of life and I strongly urge you to vote negative recommendations on these articles.

These proposed Town Sewer District Map Changes are companion articles to Articles 11 and 12 which will attempt to change the current LUG-2 (80,000 square feet) and R-20 (20,000 square feet) zoning to R-5 (5,000 square feet). Together these four articles are a package for development. A positive vote on a sewer map change will increase the rate of potential development in this area as municipal water is already available to 13 and 13A Woodland Drive and 44 Skyline Drive. Without the limitations that septic puts on development, the Sponsor of all four of these Articles will be able to max out development on these lots. The Sponsor of Articles 11, 12, 13 and 14 is proposing 40 units on 13 and 13A Woodland Drive alone! (See attached email from Stephen Maury to Jay McConnell and site plan draft.)

I purchased my home on Skyline Drive for various reasons, including the large lot sizes with minimal development and the fact that it was on a private road that serves its residents only. I was looking for privacy, low-density, minimal traffic and quiet. These proposed sewer district map changes (and accompanied subsequent development if approved) are bad for our neighborhood, serving to only to increase the ability of a private developer to max out building in a neighborhood where he has no personal stake. Please vote to not support these articles.

Sincerely,

Erika Davidson Mooney

Cc: Finance Committee

Gmail **Erika Mooney <mooney.erika@gmail.com>**

Fwd: Woodland Drive concept plan

1 message

Jay McConnell <jaymjmt@gmail.com> Tue, Jun 4, 2024 at 11:47 AM
To: Erika Mooney <mooney.erika@gmail.com>

Hey Erica,

If you wouldn't mind, can you help me get this to all of our neighbors on your email list. I'm not savvy enough to figure out how to get that accomplished.

Thanks,

Jay

Begin forwarded message:

From: Stephen Maury <stephen@maury.net>
Subject: Woodland Drive concept plan
Date: June 4, 2024 at 10:00:10 AM EDT
To: Jaymjmt@gmail.com

Jay,

Please find attached a concept plan for the redevelopment of 13 Woodland Dr. The idea is to create small scale, but freestanding single-family homes with an average of 2 bedrooms per home, for year round occupancy.

I do not have a plan to show you for the Skyline Drive property which is also proposed for rezoning. I don't own that property. I submitted the article on the presumption that I might enter into a purchase agreement for that property. If I do buy the property and if it is rezoned, the development concept would be very similar to this one. Small scale, freestanding homes, and open space. I don't know whether and how the two properties might work together.

I will share updates as I have them and feel free to email or call anytime.

Between now and the September town meeting I will schedule some times for neighbors, and anyone, to meet me and learn about the project, comment and make suggestions. These will be in person and on Zoom so everyone can participate.

In the meantime, I look forward to hearing your feedback.

Thank you
Stephen

24_0524_PlotPlan_Park_Flex2.pdf
4083K

1 MASTER PLAN (COMMUNITY CLUSTERS)
SCALE : 1:30

2 LOCUS MAP

NOTES

- ADDRESS: 13 WOODLAND DR
- MAP/PARCEL: 79 / 208
- CURRENT ZONING CODE: R20
- LOT AREA = 210,047 SQ.FT. ±
- UNIT BREAKDOWN
  - 1-BEDROOM -10 UNITS (25%)
    - SQUARE FOOTAGE = 480-515 SQ.FT. ±
  - 2-BEDROOM -20 UNITS (50%)
    - SQUARE FOOTAGE = 980-1280 SQ.FT. ±
  - 3-BEDROOM - 10 UNITS (25%)
    - SQUARE FOOTAGE = 1,360 SQ.FT. ±
- TOTAL BEDROOMS = 80
- TOTAL UNITS = 40
- TOTAL PARING SPACES = 100
  - PARALLEL PARKING - 39
  - 45° PARKING - 39
  - GUEST/PARK PARKING - 12
  - PARING RATIO = 1.25 / BEDROOM

LEGEND

- 1 BEDROOM, 1-STORY[S]
- 1 BEDROOM, 1.5-STORY[S]
- 2 BEDROOM, 1-STORY[S]
- 2 BEDROOM, 1.5-STORY[S]
- 2 BEDROOM, 2-STORY[S]
- 3 BEDROOM, 1.5-STORY[S]
- PRIMARY ROAD (2-WAY)
- SECONDARY ROAD (1-WAY/CAMPUS STYLE)
- PEDESTRIAN SIDEWALK
- PEDESTRIAN FOOTPATH
- DWELLING ACESS PATH
- PERMEABLE PAVERS (PARALLEL PARKING)
- PERMEABLE SURFACE (ANGLED PARKING)
- LOW VEGEATION / OPEN SPACE
- HIGH VEGETATION / BUFFER SPACES

N 0' 15' 45' 105'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
13 WOODLAND DR
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
MAY 15, 2024

PROJECT:
PROPERTY SUBDIVISION

CLIENT:
STEPHEN MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
03/14/24	CONCEPT 01
03/19/24	CONCEPT 01 - REVISED
03/28/24	CONCEPT 02
04/19/24	CONCEPT 03
05/24/24	CONCEPT 04 - DRAFT 04

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

MASTER PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR

MAURY ASSOCIATES SINCE 1929 GENERAL CONTRACTING

July 12, 2024

Nantucket Select Board
16 Broad Street
Nantucket, MA 02554
Via Email: townmanager@nantucket-ma.gov

RE: Special Town Meeting
Sewer Warrant Article Review

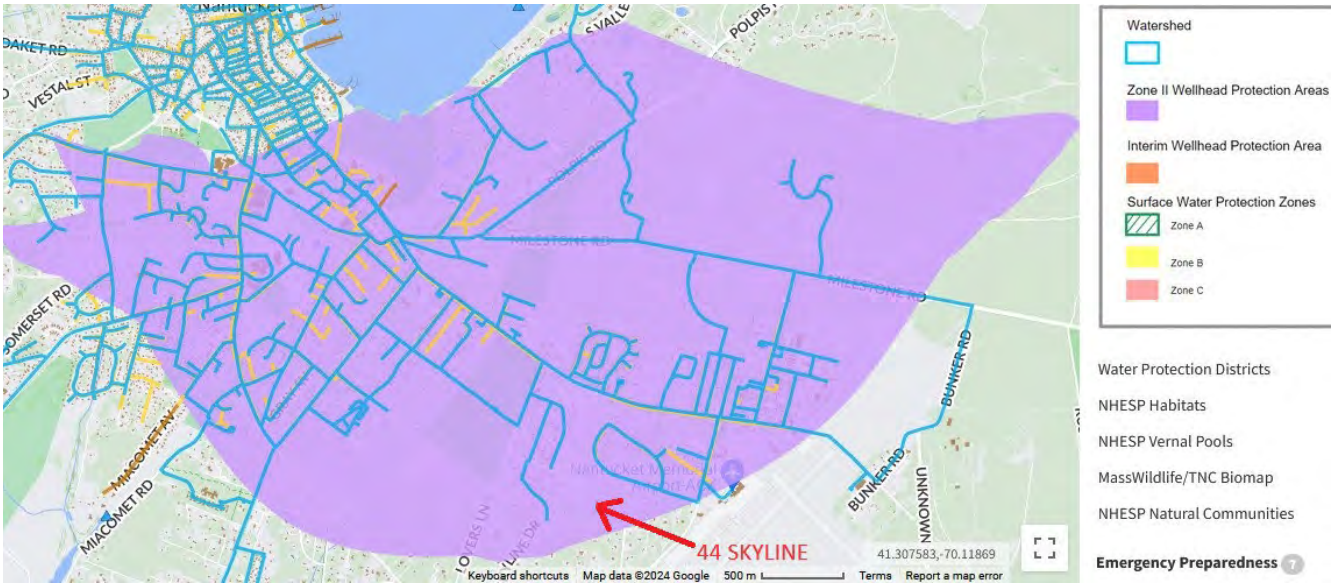
Dear Board Members:

I am writing to express my strong opposition to the addition of 13 & 13A Woodland Ave & 44 Skyline Drive to the Sewer District as proposed by two citizen articles on the warrant for the September Special Town Meeting. I respectfully request that you support a negative recommendation on both articles, as further detailed and justified below.

The proposed change will significantly increase the density of development on the properties, and result in unnecessary overburdening of existing sewer infrastructure without a justifiable improvement of environmental protection.

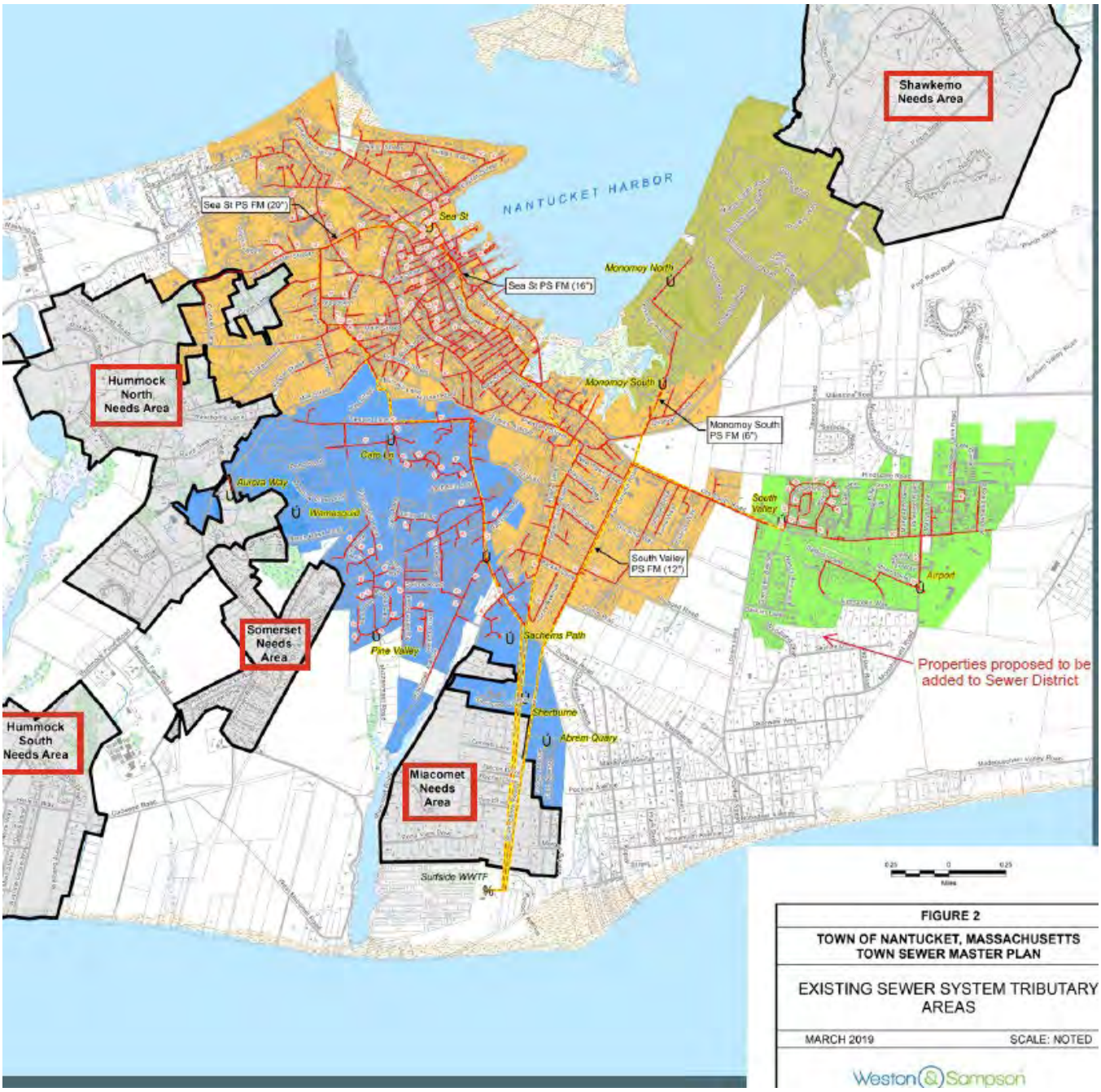
These properties could be developed utilizing on-site septic systems, or even Innovative Alternative (I.A.) septic systems if environmental protection is the actual goal. However, that is not the case. The goal of the developers is the elimination of bedroom limitations that exist with septic systems, but not on town sewer.

The proponents assert that these properties should be included in the sewer district simply because of location within the Public Wellhead Recharge District (PWRD), however the PWRD is not a Sewer Needs Area. The below figure depicts the PWRD in purple, with existing sewer infrastructure shown in yellow. If the Select Board supports the addition of these properties on this basis, can all properties within this area not currently on sewer expect similar treatment?



If so, how does that impact the Surfside Wastewater Treatment Facility and sewer pump stations? The Town spent millions of dollars and years on studies related to sewer infrastructure. A brief refresher of that work can be found here: https://www.nantucket-ma.gov/1536/Sewer-District-Master-Plan

Below is portion of the Sewer District Master Plan Map that identifies the Needs Areas, which the proposed properties are not part of, and were not accounted for in the sizing of the treatment plant. While they are adjacent to the existing sewer district, that district is not a Needs Area based on environmental protection concerns.



The Planning Staff has asserted support for these articles, stating "*This is in the PWRD and will bring infrastructure improves to an area in our region with known PFAS*". However, no documentation has been provided as to PFAS contamination on these properties. The properties are located nearly a half-mile west of the airport, with documented groundwater flow to the south.

What PFAS concern is there? Or is it simply a convenient claim to support their objectives? If it is that new septic systems serving these lots will contribute PFAS, that is simply unfounded as the 2020 Toxic Substances Control Act (TSCA) prohibited companies from manufacturing, processing or importing products containing PFAS.

Town water is available to both properties, which is the real solution to concerns with PFAS by providing clean drinking water. Further to that, Town sewer is irrelevant as the properties will not be served by onsite wells.

Again, no supporting evidence is provided that there is PFAS contamination onsite. If the developers claim that there is, to support a position that septic systems should not be installed, then significant studies and testing must also be done prior to any development on the properties. And, even if there is such contamination (source?), PFAS within soils from surface contamination is typically within the two feet of the ground surface. Not only would that material be removed for the installation of a septic system, but the leaching component would be at a greater depth. So that assertion is debunked.

Further, both properties are grossly out of compliance with zoning bylaws and have been the subject of attempted enforcement by the PLUS department for years. To no avail. It would be contrary to good governance for the Select Board to support articles which would benefit these properties given this history.

These articles represent a financial windfall to the property owners, at the expense of the community including current and future sewer ratepayers. There is no reasonable justification to add these properties to the Sewer District.

This is just a smoke-and-mirrors attempt to use PFAS-related scare tactics to get away with a self-enrichment development scheme. Please provide a negative recommendation on both articles which are contrary to the best interests of our community, as well as the goals and objectives of the Sewer Master Plan.

Thank you for your time and consideration.

Sincerely,
Arthur Gasbarro, PE, PLS

From:	Town Administration
To:	Town Manager; Erika Mooney
Subject:	FW: Surfside Association opposes Warrant Articles 9, 11, 12, 13 and 14
Date:	Tuesday, July 16, 2024 10:31:07 AM

From: Surfside Association <surfsideassociationbeach@gmail.com>
Sent: Monday, July 15, 2024 2:15 PM
To: Planning and Land Use Services <plus@nantucket-ma.gov>; Megan Trudel <mtrudel@nantucket-ma.gov>; William Saad <wsaad@nantucket-ma.gov>; Town Administration <townadministration@nantucket-ma.gov>; Brian Turbitt <bturbitt@nantucket-ma.gov>
Subject: Surfside Association opposes Warrant Articles 9, 11, 12, 13 and 14

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Nantucket Finance Committee
Nantucket Planning Committee
Nantucket Select Board

Membership in the Surfside Association includes over 160 families, located from the airport to South Shore Road. At our Association meeting on July 13, 2024, our membership voted unanimously to oppose Articles 9, 11, 12, 13 and 14 in the Warrant for Tuesday September 17, 2024.

Rather than include a large list of reasons why we made that decision, below you will find the most significant points:

Article 9

We support the need for increased housing on the island, but oppose Article 9 because it deserves a full vetting by all town groups involved in the affordable housing sector. We do not believe that all affordable housing needs to meet the 80% of AMI, but we do believe that 240% is a low bar for such increased development rights.

Articles 11 and 12

Selective zoning in a generally LUG-2 area will change the nature of the neighborhood. Usually, zoning changes in Surfside have involved all the properties in a specific neighborhood. For that reason we oppose these two articles.

Articles 13 and 14

We have been told that the proponents of these two articles have used PFAS issues to support their request for sewer connection. We believe PFAS to be a separate issue that has been remedied by the Town bringing water to the area, alleviating any concerns over drinking, or bathing in, PFAS contaminated the water. Most of the surrounding area is on septic and subject to constraints on construction or development by restrictions on maximum bedrooms. These articles would allow the proponents to develop the properties without regard to bedroom constraints found in areas using septic.

Thank you for your consideration.

Tom Szydlowski, President, Surfside Association

--
Surfside Association

STRATEGIC PLAN UPDATE

HOUSING

Dawn Hill Holdgate – Select Board Liaison

Kristie Ferrantella – Focus Area Leader & Housing Director

Stakeholders: Employee Housing Focus Group & Affordable Housing Trust Fund

Housing
Aspirational Statement

Nantucket is a diverse community with a broad spectrum of economic circumstances and has housing stock that meets the range of needs.

Year-round housing is achievable for everyone who works on the Island, and the various tiers of affordable housing make year-round living comfortable, stable, and inclusive.

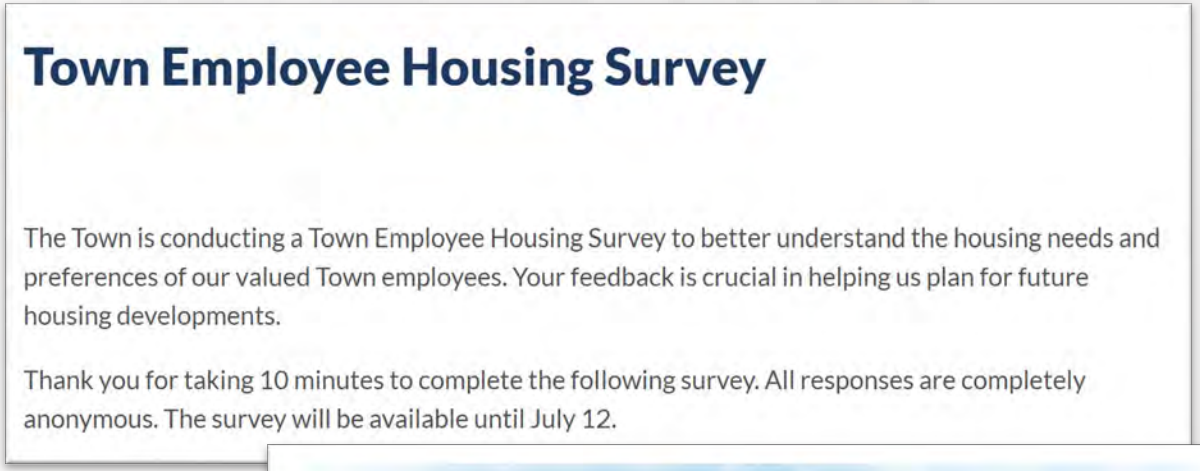
Our seasonal workforce is able to find safe and secure housing. Homes on Nantucket are well-constructed and integrated into the character of the Island.

Housing

Goal 1: Prioritize the housing needs of Town and school employees, including unit development, maintenance, and management.

Goal 2: Evaluate the potential for a coordinated housing effort for public employees across municipal operations

Housing



Goal 1 & 2 Strategy Update

- Successes:
  - Formed an Employee Housing Focus Group
  - Created and distributed an Employee Housing Needs Survey
  - Hired a Rental Property Manager to facilitate municipal housing placement
  - Awarded RFP to construct Waitt Drive seasonal dormitory to address seasonal housing challenges
  - Developed waitlist for employees in need of housing

- Challenges
  - Funding for development of Town employee housing
  - Awaiting approval from EOHLC on Special Municipal Local Preference on SHI-listed affordable housing developments
  - Prioritizing and managing waitlist for employee housing

Housing

Next Steps for Goals 1 & 2:

- Review employee housing survey responses for detailed information on the need of employee housing across departments
- Development of capital request for FY26 funding for construction of municipal housing on Waitt or Ticcoma Drive

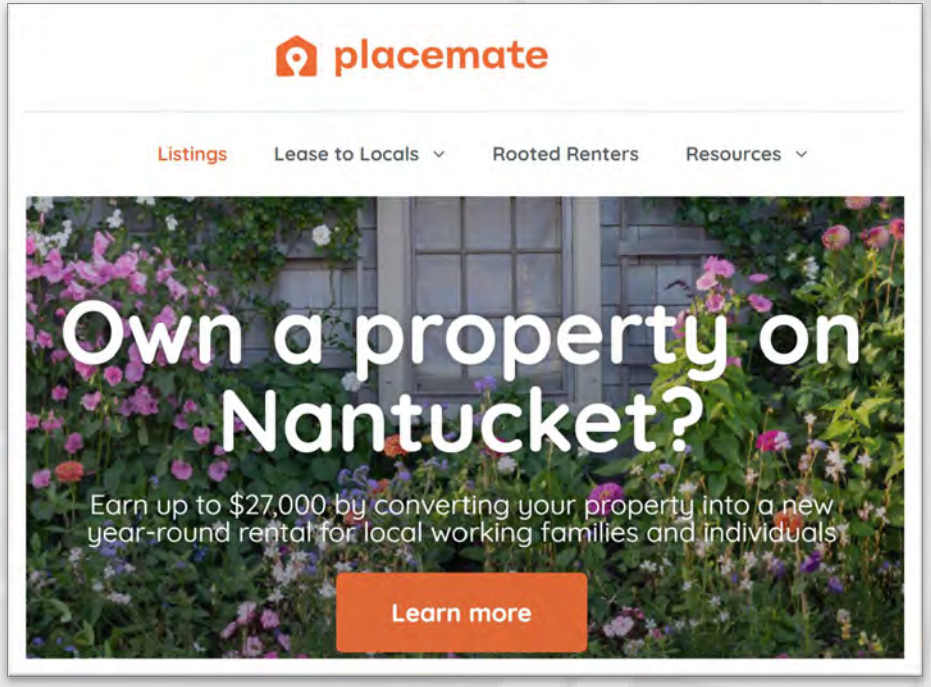
Housing

Goal 3: Explore incentives to encourage year-round rentals.

Housing

Goal 3 Strategy Update

- Affordable Housing Trust is exploring below programs to expand year-round rental and ownership opportunities:
  - Year-Round Deed Restriction Pilot Program
  - Local Option Opt-in for Good Landlord Tax Exemption
  - Lease to Locals program



- Status: Ongoing

- Stakeholders
  - Affordable Housing Trust Fund members

Housing

Goal 3 Action Steps

- Launch Year-Round Deed Restriction Pilot Program by fall 2024
- ATM 2025 review of Good Landlord Tax Exemption
- Lease to Locals funding on 7/16 AHT agenda

Housing

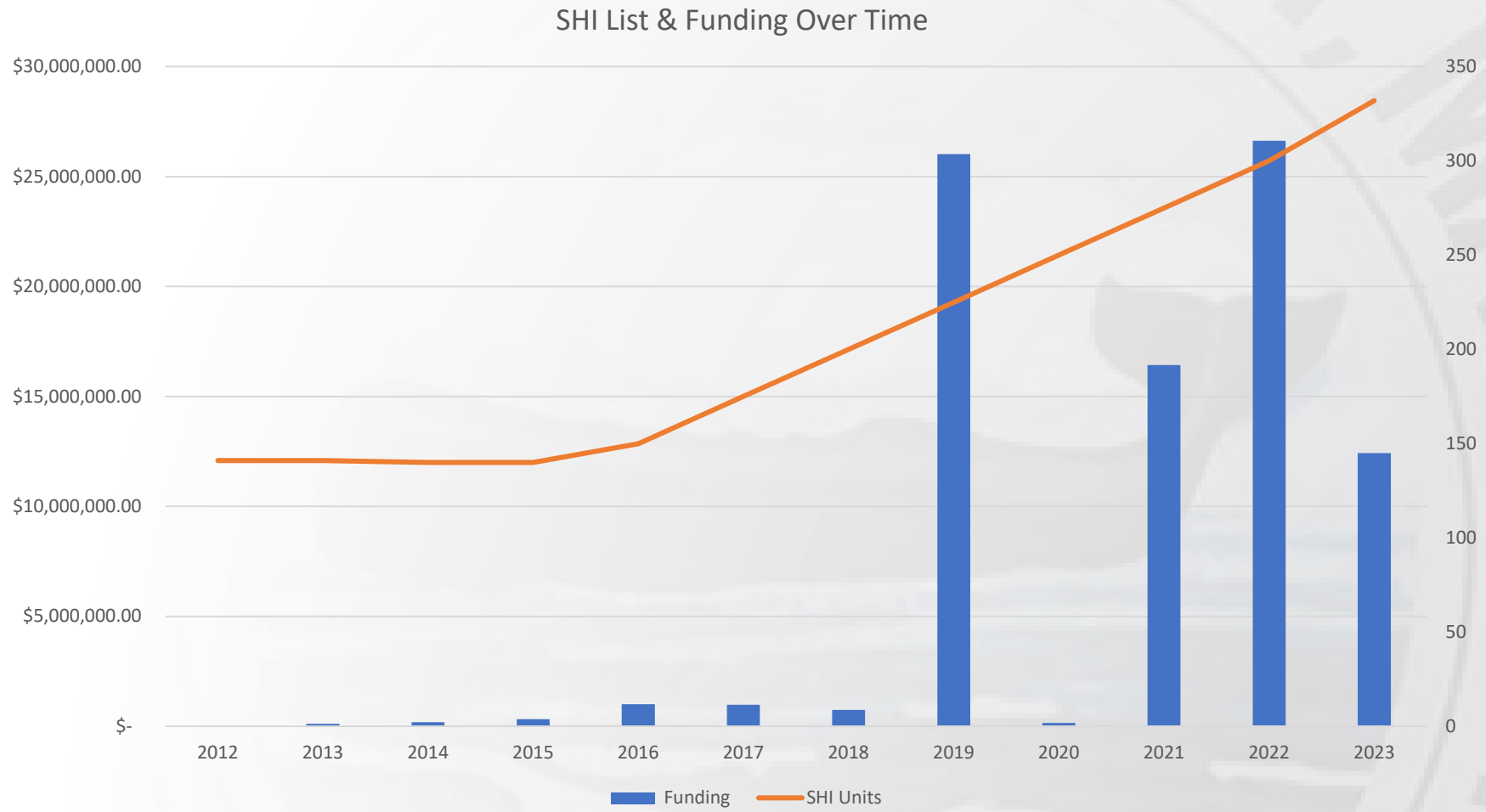
Goal 4: Achieve and maintain Safe Harbor status under Chapter 40B to maintain local control over affordable and attainable housing initiatives.

Housing

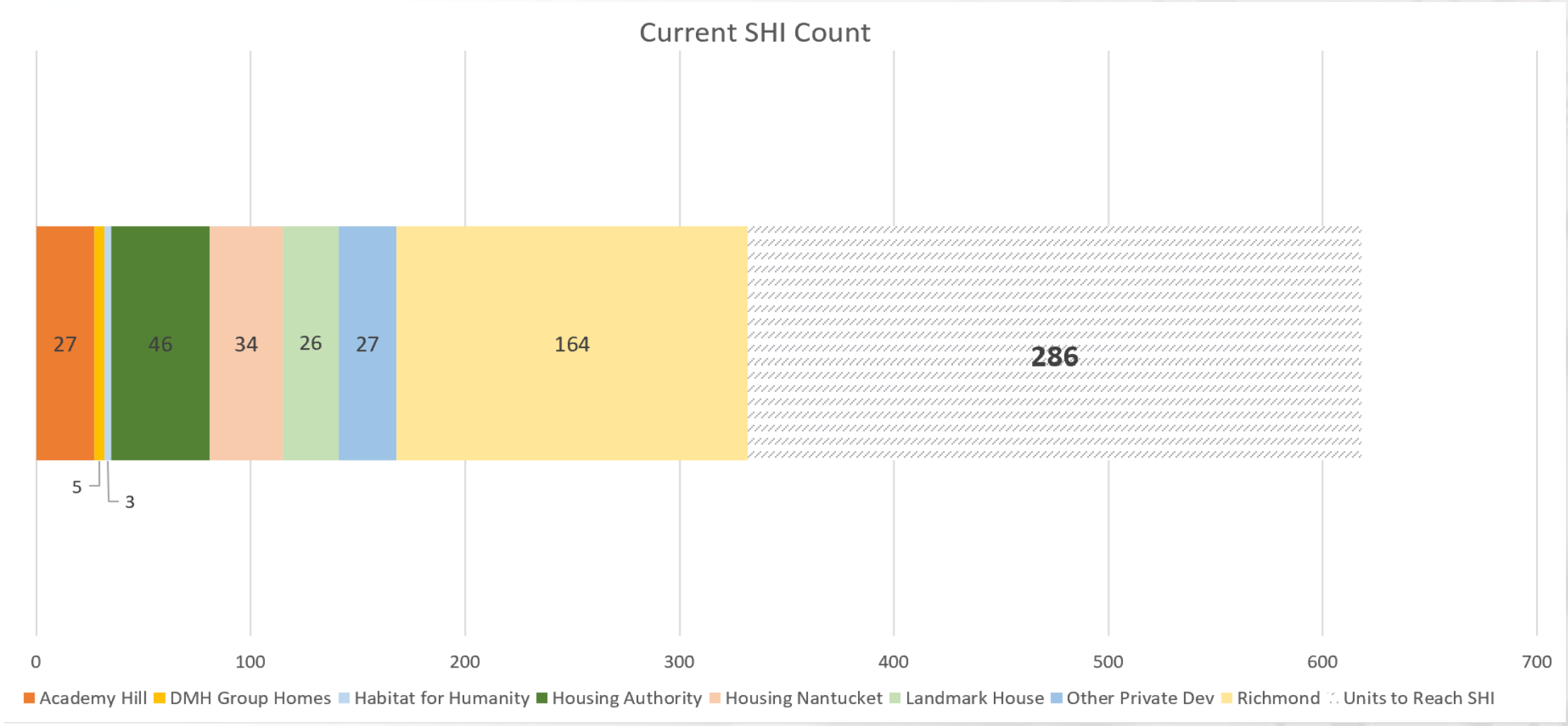
Goal 4 Strategy Update

- Every Decennial Census sets our year-round housing stock. The State's 40B law sets target of 10% of YR housing stock to be affordable to prevent unfriendly 40B developments
  - 2020 Census updated our target Subsidized Housing Inventory (SHI) list from 490 units to 618 units
- Current SHI list has 332 units – 5.37% (as of January 2023)
- Nantucket has maintained Safe Harbor status continually since 2019
  - Current 2-year period of Safe Harbor expires December 11, 2024
  - For new period of safe harbor, we need to create:
    - 31 units for one (1) year
    - 62 units for two (2) years
  - Plan A: Ticcoma Green – 64-unit rental development on Waitt Drive
  - Plan B: Richmond Gooseberry Place – 55-unit rental development off OSR + 6 Habitat for Humanity Homeownership units at Waitt Drive + 1 homeownership unit at Sandpiper Place II

Housing


SHI List & Funding Over Time
$30,000,000.00
$25,000,000.00
$20,000,000.00
$15,000,000.00
$10,000,000.00
$5,000,000.00
$-
350
300
250
200
150
100
50
0
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
Funding
SHI Units

Housing


Current SHI Count
27
5
3
46
34
26
27
164
286
0
100
200
300
400
500
600
700
Academy Hill
DMH Group Homes
Habitat for Humanity
Housing Authority
Housing Nantucket
Landmark House
Other Private Dev
Richmond
Units to Reach SHI

Housing

Current and Forecasted Projects for Inclusion on the SHI List

Estimated SHI List Count	2023	2024	2025	2026	2027
Starting Balance	**332**	332	461	502	566
Sandpiper II (Richmond) [O]		6			
Ticcoma Green (6 Fairgrounds Road) [R]		64			
Scattered rentals (Housing Nantucket) [R]			1	1	1
Scattered ownership (Habitat for Humanity) [O]		4	2	2	2
135 + 137 Orange Street [R]			32		
Richmond Meadows II (Gooseberry Place) [R]		55			
7 Amelia Drive [R]			3		
Vesper Lane [R]				17	
Bartlett Road [R]				12	
Potential					
Potential Development [R + O]			3		22
Potential Buydown [R]				32	
TBD					27
Subtotal net additional units =	**0**	**129**	**41**	**64**	**52**
Ending balance	**332**	**461**	**502**	**566**	**618**
Units potentially eligible to count toward Safe Harbor =		129	41	64	52
Minimum Safe Harbor deficit =		0	0	0	0
	5.4%	7.5%	8.1%	9.2%	10.0%

[R] denotes Rental units; [O] denotes Ownership units

Notes: If Surfside Crossing is ultimately permitted at 156 units, it will at a future point add 39 units to our SHI list, 24 of which may be eligible toward a future Safe Harbor period.

Housing

Goal 4 Action Steps

- Finalizing RFPs for development of vacant land at 7 Amelia Drive, 135 & 137 Orange Street, 16 Vesper Lane, and 12 & 12R Bartlett Road
- Developing an RFP with the Finance Department to explore opportunities for existing dwelling conversion or new development

Housing

Goal 5: Through a variety of approaches, promote affordable and attainable home ownership opportunities for the year-round community, which will meet housing needs at all income levels and lessen the burdens of government.

Housing

Goal 5 Strategy Update

- Development of a Year-Round Deed Restriction Pilot Program
- Habitat for Humanity Nantucket $4m grant for construction of homes for homeownership
- Richmond Properties short term loan of $3.1M to accelerate construction of homes for homeownership in Sandpiper Place II
- Issued an RFP and awarded the vacant lots at 5, 7, and 9 Waitt Drive to Habitat for Humanity for the development of homes for homeownership

Housing

Goal 5 Action Steps

- Develop an RFP with the Finance Department to explore opportunities for homeownership conversion or development
- Explore opportunities for homeownership development at 8 White Street (AHT property)
- Continue to advocate for Real Estate Transfer Fee to provide a stable funding source for Attainable Housing

Housing

Summary

- Housing initiatives are all in progress
- Funding needed for municipal housing goals